

COUNTY OF BRAZOS

****OWNER 1 SIGNATORY 1**, **OWNER 1 SIGNATORY 1 TITLE**
SF BUSINESS INVESTMENTS, LLC**

COUNTY OF BRAZOS

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

COUNTY OF BRAZOS

SEAN CONLEY
REGISTERED PUBLIC LAND SURVEYOR NO. 6739

COUNTY OF BRAZOS

KAREN MCQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

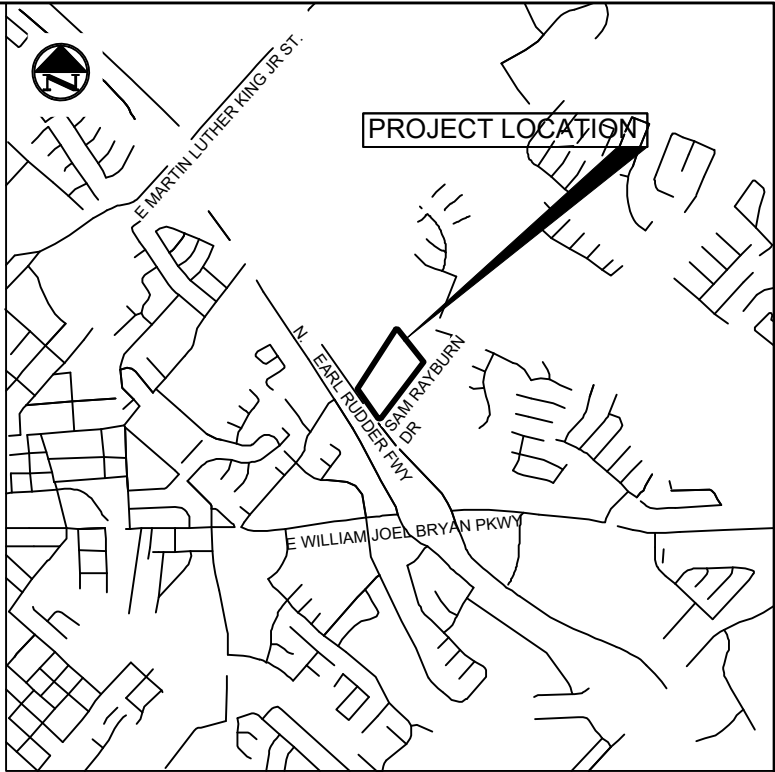
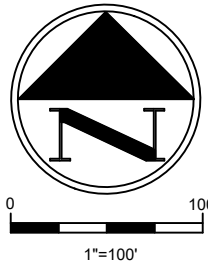
APPROVAL OF THE CITY PLANNER

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

CITY ENGINEER, BRYAN, TEXAS

B.C.D.R.	BRAZOS COUNTY DEED RECORDS
B.L.	BUILDING LINE
CIN	C INLET
C.M.	CITY OF CANTON MONUMENT
C.O.B.	CITY OF BRYAN
DOC. NO.	DOCUMENT NUMBER
ELEV.	ELEVATION
F.N.D.	FOUND
IRON	IRON
O.P.P.B.C.	OFFICIAL PUBLIC RECORDS BRAZOS COUNTY
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
SAN.	SANITARY
SDMH	STORM DRAIN MANHOLE
SQ. FT.	SQUARE FEET
SSMH	SEWER SINKER MANHOLE
T.B.M.	TEMPORARY BENCHMARK
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT



VICINITY MAP
SCALE: 1"=3,000'

NOTES

1. BEARING ORIENTATION SHOWN HEREON IS BASED THE TEXAS COORDINATE SYSTEM OF 1983. CENTRAL ZONE, THE COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATE ZONE 10, STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987084.
2. ZONING FOR THIS TRACT IS RETAIL DISTRICT (C-2).
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR CITY OF BRYAN, NUMBER 48041021F5, DATED EFFECTIVE 4/02/2014. SPECIAL FLOOD HAZARD AREAS ARE SHOWN AS SHOWN HEREON ARE BASED ON FEMA GIS DOWNLOADED DATA.
4. THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN CITY PLANNING LETTER (CPL) ISSUED BY INTEGRITY TITLE, JOB NO. 26473534 DATED EFFECTIVE AUG. 23, 2026 AND ISSUED AUG. 26, 2026. SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT, THAT AFFECT THE SURVEYED PROPERTY.
5. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
6. PROPOSED FINISHED FLOOR FOR PROPOSED PAD SITES 308'.
7. WHOLE PROPERTY WOODED

CPL EASEMENTS AND ENCUMBRANCES:

RIGHT OF WAY EASEMENT TO CITY OF BRYAN AS RECORDED IN VOLUME 317, PAGE 830 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. **(DOES NOT AFFECT)**

RIGHT OF WAY EASEMENT TO CITY OF BRYAN AS RECORDED IN VOLUME 459, PAGE 242 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. **(DOES NOT AFFECT)**

RIGHT OF WAY EASEMENT TO CITY OF BRYAN AS RECORDED IN VOLUME 459, PAGE 242 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT)

WATER LINE EASEMENT TO CITY OF BRYAN AS RECORDED IN VOLUME 498, PAGE 459 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. (AFFECTS, AS SHOWN HEREON)

RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN AS RECORDED IN DOCUMENT NO
149839 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
(AFFECTS, AS SHOWN HEREON)

BENCHMARK NOTES

GPS 121
ALUMINUM CAP IN CONCRETE LOCATED EAST FROM
THE INTERSECTION OF BOONVILLE ROAD AND F.M.
1179, EAST ON BOONVILLE ROAD. MONUMENT IS 28.3
NORTH OF ROAD AND 51' FROM POWER POLE.
ELEV. 283.35 NAVD88

TBM 26.0171-5
SCRIBED "X" IN BOX AT THE FRONT AND CENTER OF
INLET ON THE NORTHWEST SIDE OF SAM RAYBURN
DRIVE, BEING THE FIRST CURB INLET FROM THE
FRONTAGE ROAD OF EARL RUDDER FWY.
ELEV. 313.08 NAVD88

TBM 026.0171-6
SCRIBED "X" IN BOX ON NORTHEAST EDGE OF
SIDEWALK ALONG NORTHEAST SIDE OF FRONTAGE
ROAD OF N. EARL RUDDER FWY. AT THE CENTERLINE
OF 6x4 BOX CULVERT CROSSING.
ELEV. 304.03 NAVD88

A SUBDIVISION OF 15.75 ACRES OF LAND
SITUATED IN THE
JOHN AUSTIN LEAGUE, ABSTRACT 2
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

1 BLOCK 1 LOT
SCALE: 1"=100' DATE: OCTOBER 20, 2026

OWNERS:
SF BUSINESS INVESTMENTS, LLC
3903 SAN FELIPE STREET
HOUSTON, TX 77027

ENGINEER:



18635 N. ELDRIDGE PARKWAY, STE 200
TOMBALL, TX 77377
TEL:281-301-5955
FRN F-11526

SURVEYOR



18635 N. ELDRIDGE PARKWAY, STE 101
TOMBALL, TX 77377
TEL: 832-729-4997
TBPELS FIRM NO. 10194732

JOB NO. 26-0171